To: Indiana Housing and Community Development Authority Board of Directors
From: Real Estate Department
Date: October 22, 2020
Re: HOME Tenant Based Rental Assistance Award Recommendation

Background

The HOME Investment Partnerships Program (HOME) funds can be used to provide direct rental assistance to low-income households. HOME funded Tenant Based Rental Assistance (HOME TBRA) is a rental subsidy that helps make up the difference between what a renter can afford to pay and the actual rent. HOME TBRA can also assist with utility costs, security deposits, and utility deposits. To be eligible for this program, the household's income must be at or below 50% of area median income.

The Indiana State Consolidated Plan allows IHCDA to seek programs that assist with special populations that are at risk of being homeless or currently experiencing homelessness. One of these programs is the re-entry program for persons who were formerly incarcerated and who have barriers to obtaining housing that put them at risk of becoming homeless. An August 2018 report published by the Prison Policy Initiative shows that people who have been incarcerated experience homelessness at a rate almost seven times higher than the general population.[1] In IHCDA's experience of working with re-entry programs, these programs have increased housing stability and decreased recidivism when they are coupled with a good partnership between courts, supportive services, and housing. Therefore, IHCDA has designed its HOME TBRA program to exclusively serve income-eligible households in which at least one member was formerly incarcerated. For the purpose of this program, formerly incarcerated is defined as (1) persons exiting the corrections system with a preference for persons currently exiting and at risk of homelessness due to a lack of stable housing or (2) individuals currently experiencing homelessness who were formerly incarcerated.

Process

The final policy manual and Request for Qualifications ("RFQ") were released on June 15, 2020 with an informational webinar conducted on June 23, 2020. Responses to the RFQ were due on July 13, 2020. Eligible respondents were 501(c)(3) non-profit organizations. IHCDA received four responses requesting an aggregate award of $1,200,000. IHCDA has a total of $1,200,000 available for allocation.

An IHCDA selection committee individually reviewed all responses and then met as a group to discuss the merits of each. The selection committee's review and funding recommendation was based upon the following factors:

- Compliance with the RFQ submission requirements;
- Experience of respondent administering rental assistance programs;
- Financial capacity;
- Readiness to proceed;
- Program design; and

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[1] https://www.prisonpolicy.org/reports/housing.html

- Past award performance.

Key Performance Indicators
IHCDA will track the following Key Performance Indicators for this HOME TBRA Award:
1. The total number of households served under the program
2. The amount of funds disbursed
3. The number of participants that remained stably housed upon discharge of the program

Recommendation
Staff recommends that the Board approve an aggregate award of HOME TBRA funding in the amount of $1,200,000 to the four organizations set forth in Table A below.

Table A

Award #	Lead Applicant	Counties Served	Award Requested	Award Recommended
TB-020-001	Aurora, Inc.	Vanderburgh	$300,000	$300,000
TB-020-002	Human Services, Inc.	Bartholomew, Johnson, Shelby, Jackson, and Decatur	$300,000	$300,000
TB-020-003	Community Health Network Foundation	Howard, Clinton and Tipton	$300,000	$300,000
TB-020-004	HVAF of Indiana, Inc.	Marion, Hamilton, Hancock, Shelby, Johnson, Morgan, Hendricks, and Boone	$300,000	$300,000
Total:			$1,200,000	$1,200,000

Action Needed
Staff respectfully requests that the Board approve the following resolution:

RESOLVED, that the Board approve an aggregate award of HOME Tenant Based Rental Assistance funding in the amount of $1,200,000 to the four organizations set forth in Table A, as recommended by staff.